

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida  
at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2004.

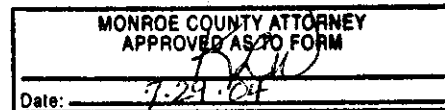
Mayor Murray Nelson \_\_\_\_\_  
Mayor Pro Tem David P. Rice \_\_\_\_\_  
Commissioner Dixie Spehar \_\_\_\_\_  
Commissioner George Neugent \_\_\_\_\_  
Commissioner Charles "Sonny" McCoy \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

BY \_\_\_\_\_  
Mayor Murray Nelson

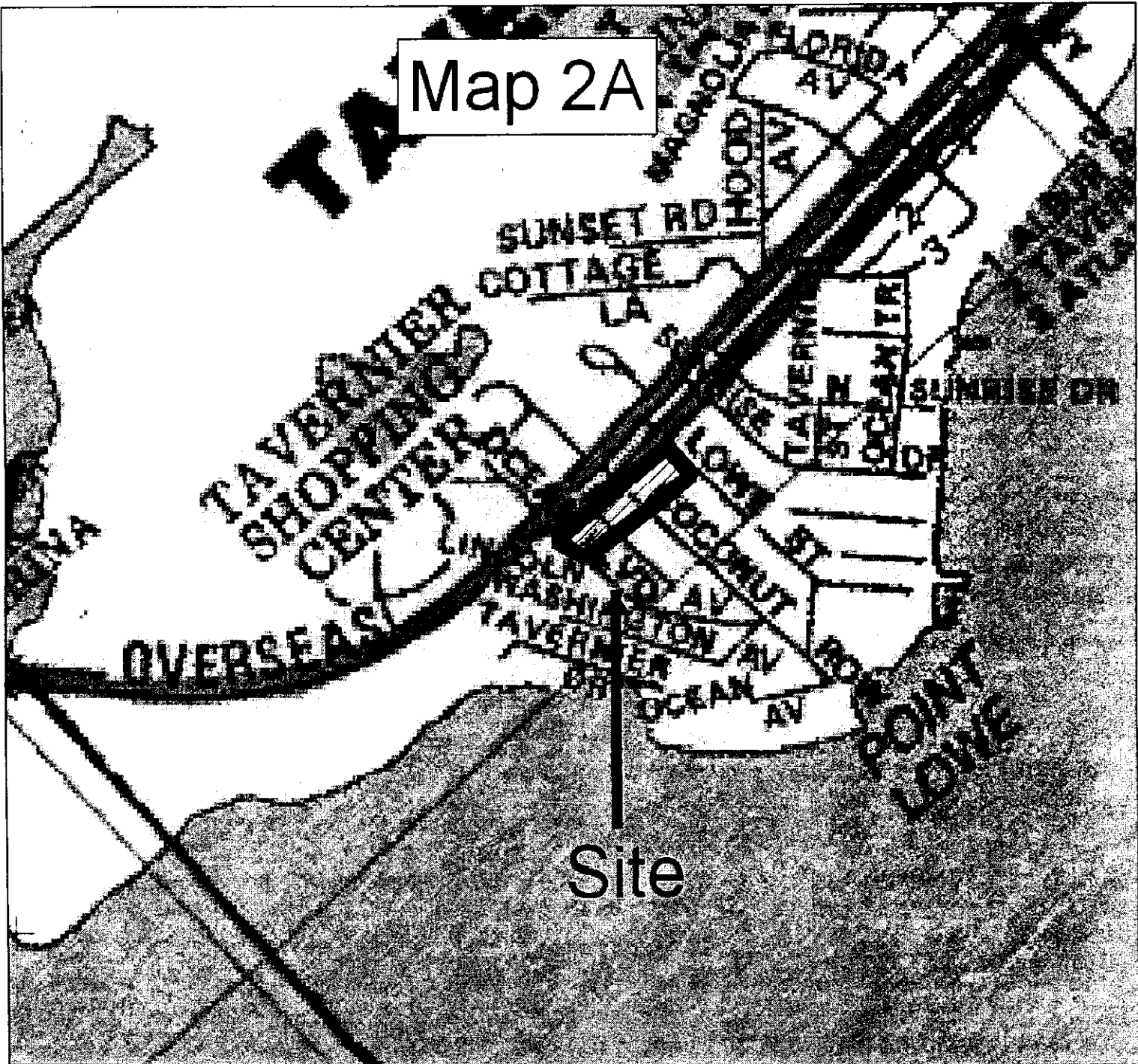
(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK



\_\_\_\_\_  
DEPUTY CLERK

# Map 2A



## Proposed Land Use District Map Amendment: Street Map

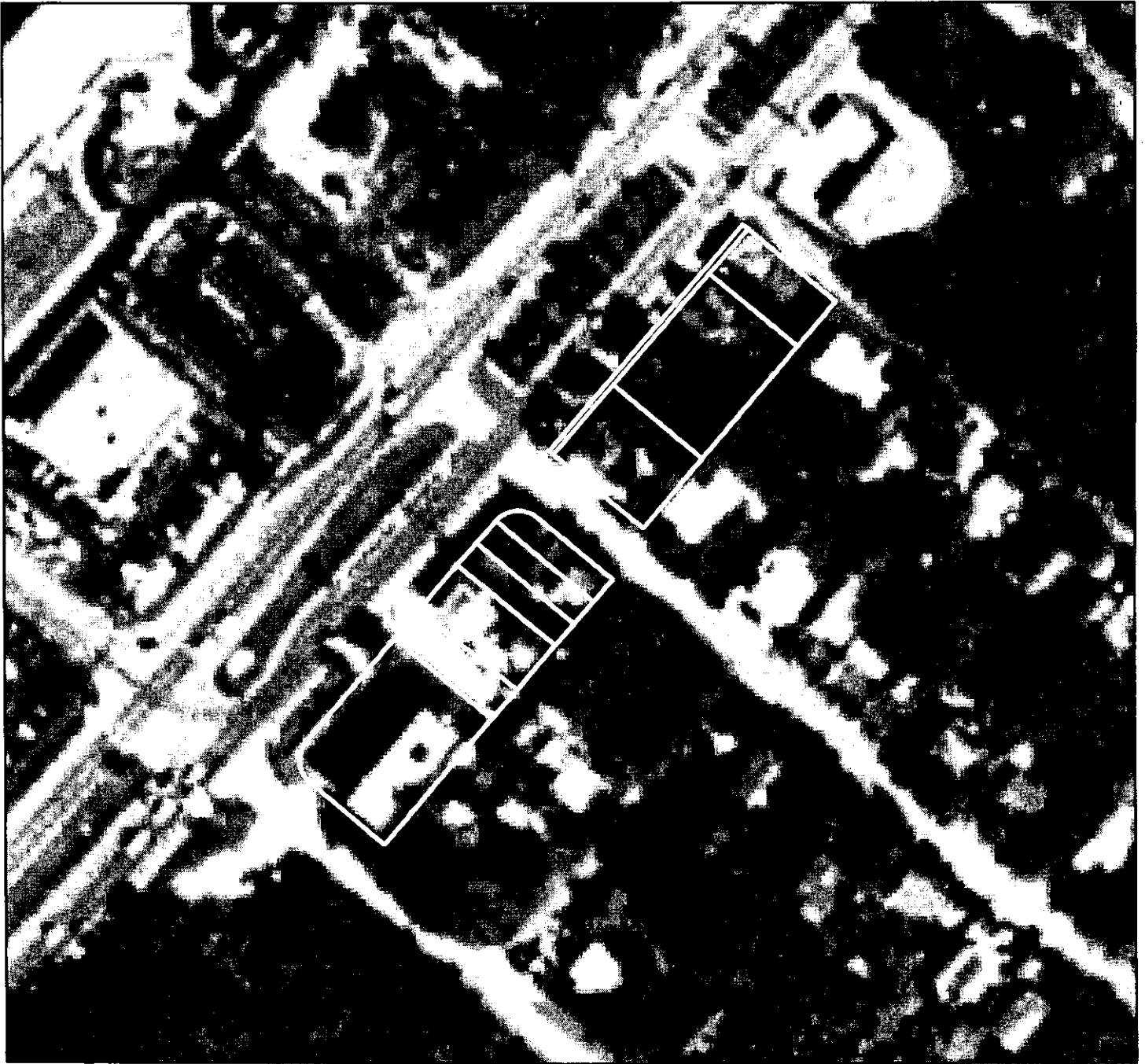
Key: Key Largo

Mile Marker: 91.5

Proposal: Change Land Use District from IS to MU

Property Description: RE 566000, 566240, 477140, 566120, 477150, 477160, 477170, 477210, 565970.0001, 477180

Land Use District Map #: 152 and 155



**Proposed Land Use District Map Amendment: Aerial**

Key: Key Largo

Mile Marker: 91.5

Proposal: Change Land Use District from IS to MU

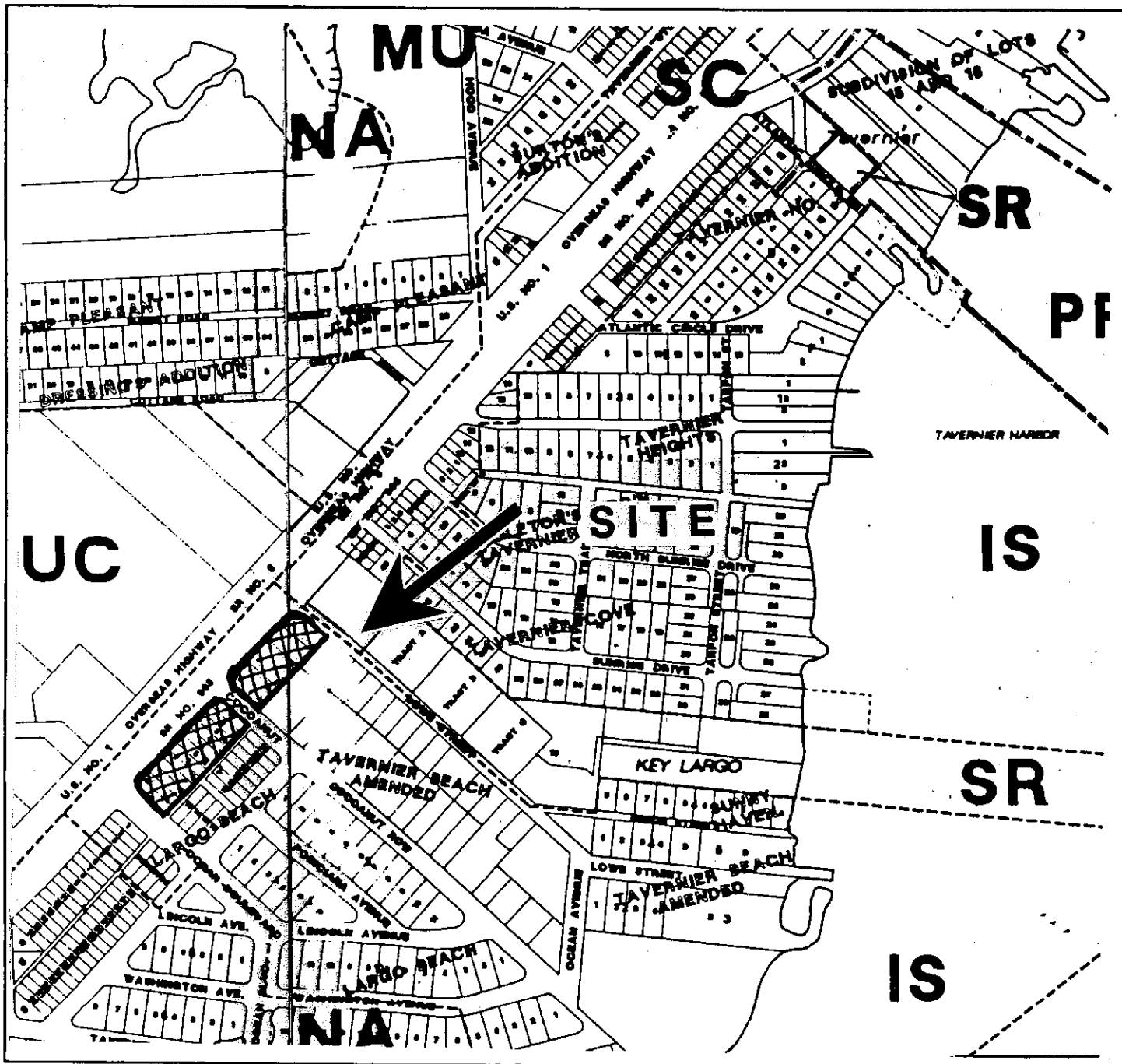
Property Description: RE 566000, 566240, 477140, 566120, 477150, 477160, 477170, 477210, 565970.0001, 477180

Land Use District Map #: 152 and 155



150

Feet



**The Monroe County Land Use District Map is proposed to be amended as indicated above and briefly described as:**

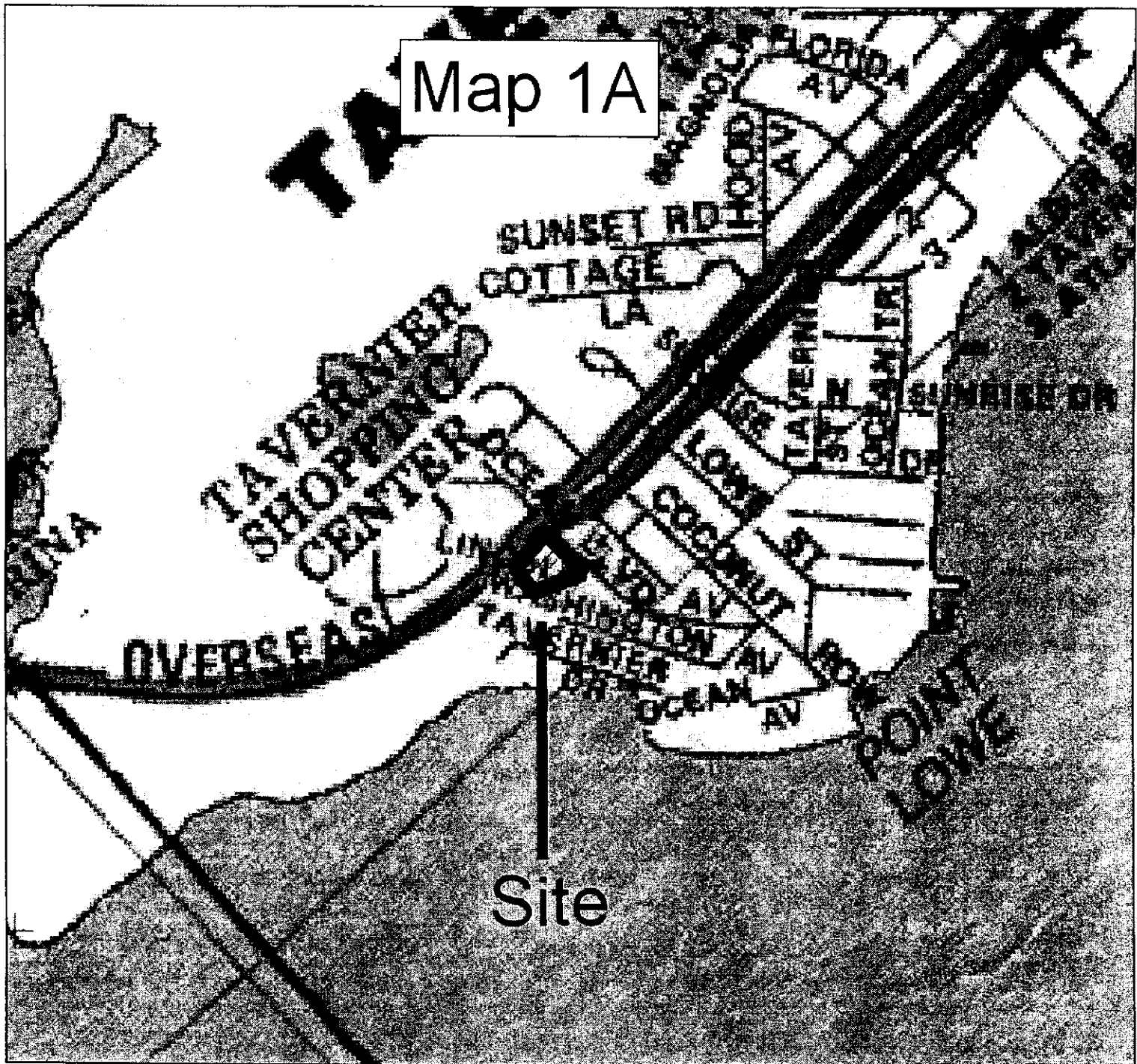
Key: Key Largo

**Mile Marker: 91.5**

### Proposal: Change Land Use District from IS to MU

Property Description: RE 566000, 566240, 477140, 566120, 477150, 477160, 477170, 477210, 565970.0001, 477180

Land Use District Map #: 152 and 155



**Proposed Land Use District Map Amendment: Street Map**

Key: Key Largo

Mile Marker: 91.5

Proposal: Change Land Use District from IS to NA

Property Description: RE 476750, 476760, 476770, 476780



**Proposed Land Use District Map Amendment: Aerial**

Key: Key Largo

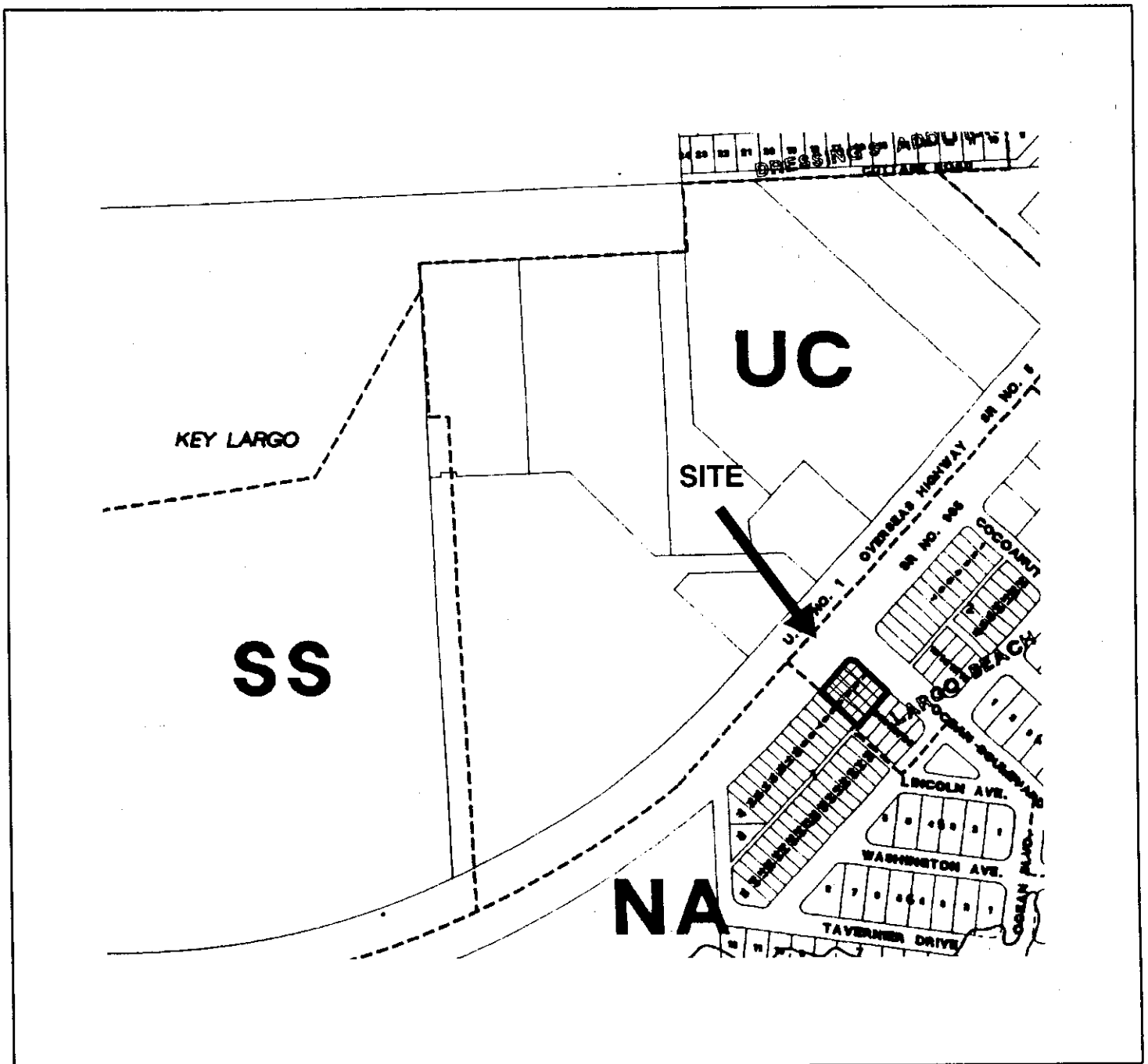
Mile Marker: 91.5

Proposal: Change Land Use District from IS to NA

Property Description: RE 476750, 476760, 476770, 476780

Land Use District Map #: 155





The Monroe County Land Use District Map is proposed to be amended as indicated above and briefly described as:

Key: Key Largo

Mile Marker: 91.5

Proposal: Change Land Use District from IS to NA

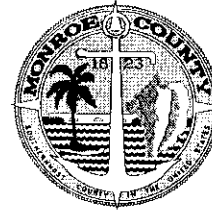
Property Description: RE 476750, 476760, 476770, 476780

## **BOCC STAFF REPORTS**

1. Staff Report detailing the planning process and giving an overview of the Master Plan
2. Staff recommended additional Future Land Use Map amendment for Coconut Palm Inn.
3. Staff recommended 2010 Comprehensive Plan amendment to Policy 101.20.2 to incorporate the Tavernier Creek to MM 97 Plan into the Comprehensive Plan as a part of the Plan.



# Memorandum



**TO:** Board of County Commissioners

**FROM:** K. Marlene Conaway, Director, Planning and Environmental Resources

**DATE:** July 11, 2004

**RE:** Livable CommuniKeys Master Plan for Tavernier Creek to Mile Marker 97

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The Planning and Environmental Resources Department is pleased to present you with the **Livable CommuniKeys Master Plan for Tavernier Creek to Mile Marker 97.**

The Plan evolved over a period of three (3) years beginning with an introductory and visioning workshop in March of 2001 and progressing in an evolutionally process that saw the recommended adoption of the Plan by the Planning Commission in June of 2004.

The Livable CommuniKeys Master Plan (LCP) for Tavernier Creek to Mile Marker 97 was the product of an interested and involved public working with a dedicated but changing county staff.

Through the visioning workshop and an area wide survey conducted in August of 2001 the Plan was given its priorities and its long range goals.

Additional meetings helped to further refine the Plan including two meetings in October of 2003 that provided the public and staff an opportunity to work with consultants to develop the Tavernier Commercial Corridor Enhancements Master Plan. This plan is a component of the LCP for Tavernier Creek to Mile Marker 97 and was developed to address commercial corridor enhancements for lands within the right-of-way of the U.S. 1 corridor from MM 93.5 to Mile Marker 91.

## **I. Background**

The Board of County Commissioners in February of 2001 recognizing the uniqueness of each island community, the diversity of land, environment, development and community issues and goals, established the Livable CommuniKeys Program (LCP) as an amendment to the Monroe County Year 2010 Comprehensive Plan.

The LCP was established under Objective 101.20 of the Year 2010 Master Plan and directed Monroe County to "address local community needs while balancing the needs of

all Monroe County communities”. The effort was to “focus on the human crafted environment”.

The LCP was further refined through Policy 101.20.1 of the Monroe County Year 2010 Comprehensive Plan. Policy 101.20.1 listed twelve guiding principles and directed that Monroe County “develop a series of Community Master Plans” based on these principles.

To date the LCP for Big Pine has been completed by planning staff and adopted by the Monroe County Board of County Commissioners. The LCP for Stock Island is underway and the LCP for Key Largo will begin this month.

The LCP for Tavernier Creek to Mile Marker 97 has been completed by staff, recommended for approval by the Planning Commission and is the subject of this request for adoption.

The work on the LCP for Tavernier Creek to Mile Marker 97 began in 2001. Planning staff looked at the historic and cultural context of the study area to document and understand the beginnings of the community and to ascertain how it had evolved and developed over time. Planning staff documented the communities built and natural environment collecting existing land use, demographic, housing, and commercial and other relevant data to develop a current conditions summary.

The LCP for Tavernier Creek to Mile Marker 97 also looked at the planning area in the context of Goal 105 of the Monroe County Year 2010 Comprehensive Plan. The purpose of Goal 105 is to refocus the counties land acquisition efforts, conserve natural resources and direct future development to infill areas in conjunction with the individual community master plans.

Essential to the planning process were the workshops and public meetings held to gather public input. In addition, staff conducted an area wide survey to gain a broader understanding of the concerns and desires of members of the community and to hear from those who had not participated in the public meetings and workshops.

Based on information collected through the LCP process, the public identified seven issues that were important to the community:

1. Maintain the existing small town community “island” character of the area.
2. Preserve the remaining significant natural lands.
3. Recognize the uniqueness of and preserve the Tavernier Historic District.
4. Limit additional new commercial development while providing opportunities to redevelop existing commercial structures.
5. Increase opportunities for local involvement in planning issues.
6. Improve and expand existing water access and provide additional shoreline access for the residents.
7. Protect the existing water-related/dependent uses such as restaurants, marinas, and commercial fishing and permit rebuilding if destroyed in the footprint.

From this beginning, the master plan was formed around thirteen elements. Each element focuses on an issue of importance to the planning area and states a specific planning goal designed around a major topic to be addressed through the LCP process. For example, the Goal of the Economic Development Element is “Sustain the existing commercial and industrial businesses and encourage redevelopment or infill between MM 91 and Burton Drive and discourage additional strip development of the U.S.1 Corridor”.

Each element also includes a Current Conditions Summary and Analysis of Community Needs.

Finally, and following from the summary and analysis, staff with the help and guidance of the public developed possible strategies for reaching each element goal with action items that are the implementation tools for each strategy.

## **II. Major Issues Addressed during the Planning Commission Hearings**

The LCP Master Plan for Tavernier Creek to Mile Marker 97 was presented to the Planning Commission in March of 2004. Based on additional research requested by the Planning Commission and working with the public, staff made changes to the Master Plan for review by the Planning Commission. The final LCP Master Plan for Tavernier Creek to Mile Marker 97 addressed some of the last concerns voiced by the public, issues identified by the Planning Commission and additional language developed by staff to create a Master Plan staff, the public and the Planning Commission supported.

Several major issues were discussed and addressed by staff and the Planning Commission during the Public Hearing Process. Changes were made in response to comments or in some cases after further review, it was determined no change was warranted. Following is a listing of some of these issues:

- Public Comment: Include a recommendation to prohibit new Formula Retail establishments in the planning area.

Response: Action Item 7.2.3 was added to Goal 7, Strategy 7.2 “Investigate the feasibility and economic effects of a Formula Retail Establishments Ordinance.”

- Public Comment: Remove the pool proposal for Harry Harris Park (This was an item added because of comments received during the planning process)

Response: The pool was deleted from the plan.

- Public Comment: Delete proposed Future Land Use Map (FLUM) amendments for existing commercial properties on US#1; the proposed change is from Residential Medium (RM) to Mixed Use (MU). The businesses are currently non-conforming because of the residential zoning. Other testimony was received that the proposed map amendment should remain in the plan.

Response: The FLUM amendments should remain in the plan. The US#1 corridor in this area is a commercial corridor and the businesses should be made conforming.

●Public Comment: Change the FLUM designation of existing homes on Tavernier Road and Atlantic Circle from a Mixed Use/Commercial land use district (MC) to Residential Medium (RM).

Response: Created Action Item 1.4.3 to change the FLUM.

●Public Comment: Requested that Tavernier Key, offshore island, be included.

Response: A section on "Offshore Island" was added to the Introduction.

●Public Comment: Limit commercial development in the U.S.1 corridor especially within the greenbelt.

Response: Created Action Item 3.1.2 to limit the size of individual commercial and transient use structures within the planning area to a maximum of 2,500 square feet.

●Public Comment: Allow for the expansion of the Tavernier Historic District.

Response: Action Item 4.1.5 was added to investigate expansion of the boundaries to include additional areas of historic importance.

●Public Comment: Limit opportunities to rebuild nonconforming commercial structures within the required shoreline setback.

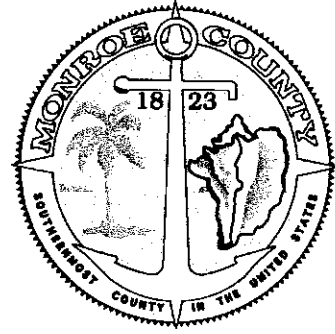
Response: Action Item 8.1.1 was modified and now directs that existing commercial uses on the shoreline be inventoried and that uses which are currently within the shoreline setback be documented.

### **III. Recommendations**

The Planning Commission voted June 23, 2004 to recommend approval of the LCP Master Plan for Tavernier Creek to Mile Marker 97, to the Board of County Commissioners.

The Planning and Environmental Resources Department supports the LCP Master Plan for Tavernier Creek to Mile Marker 97 as approved by the Planning Commission and recommends that it be approved and transmitted to the DCA for review and comment.

The Livable CommuniKeys Master Plan for Tavernier Creek to Mile Marker 97 will be adopted as part of the Monroe County Year 2010 Comprehensive Plan. In addition to being adopted as the policy document to direct growth and development from Tavernier Creek to Mile Marker 97, the Master Plan includes amendments to the Future Land Use Map and Land Use District Map.



## **MEMORANDUM**

To: Board of County Commissioners

From: Marlene Conaway, Director of Planning and Environmental Resources

Subject: Coconut Palm Inn FLUM amendment

Date: July 28, 2004

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### **I. Request:**

Staff requests an additional Future Land Use Map amendment to be included in the Livable CommuniKeys Master Plan for Tavernier Creek to Mile Marker 97 under Action Item 1.4.3.

### **II. Background Information:**

Future Land Use Map (FLUM) amendments were reviewed with the Livable CommuniKeys Master Plan for Tavernier Creek to Mile Marker 97 under action Item numbers 1.4.2 and 1.4.3.

The proposed FLUM amendments were identified by staff and the public to coincide with the underlying land use district designation, to accommodate future development, protect existing uses and to correct previous mapping errors on the FLUM.

Subsequent to the completion of the Livable CommuniKeys Master Plan for Tavernier Creek to Mile Marker 97 it came to the attention of staff, through a pre-application conference for a proposed redevelopment at Coconut Palm Inn, that the FLUM designation for their property, RE #'s 00482310.000000 and 00482320.000000, was different from the Land Use District Map designation. The residential FLUM designation on the property makes the Inn a non-conforming use and prevents the upgrade and redevelopment of the site.

### **III. Finding of Facts:**

The property is approximately 1.334 acres and is located at Mile Marker 92. The property consists of a 16 unit motel that was built between 1947 and 1949 and has been operating as a motel since that time.

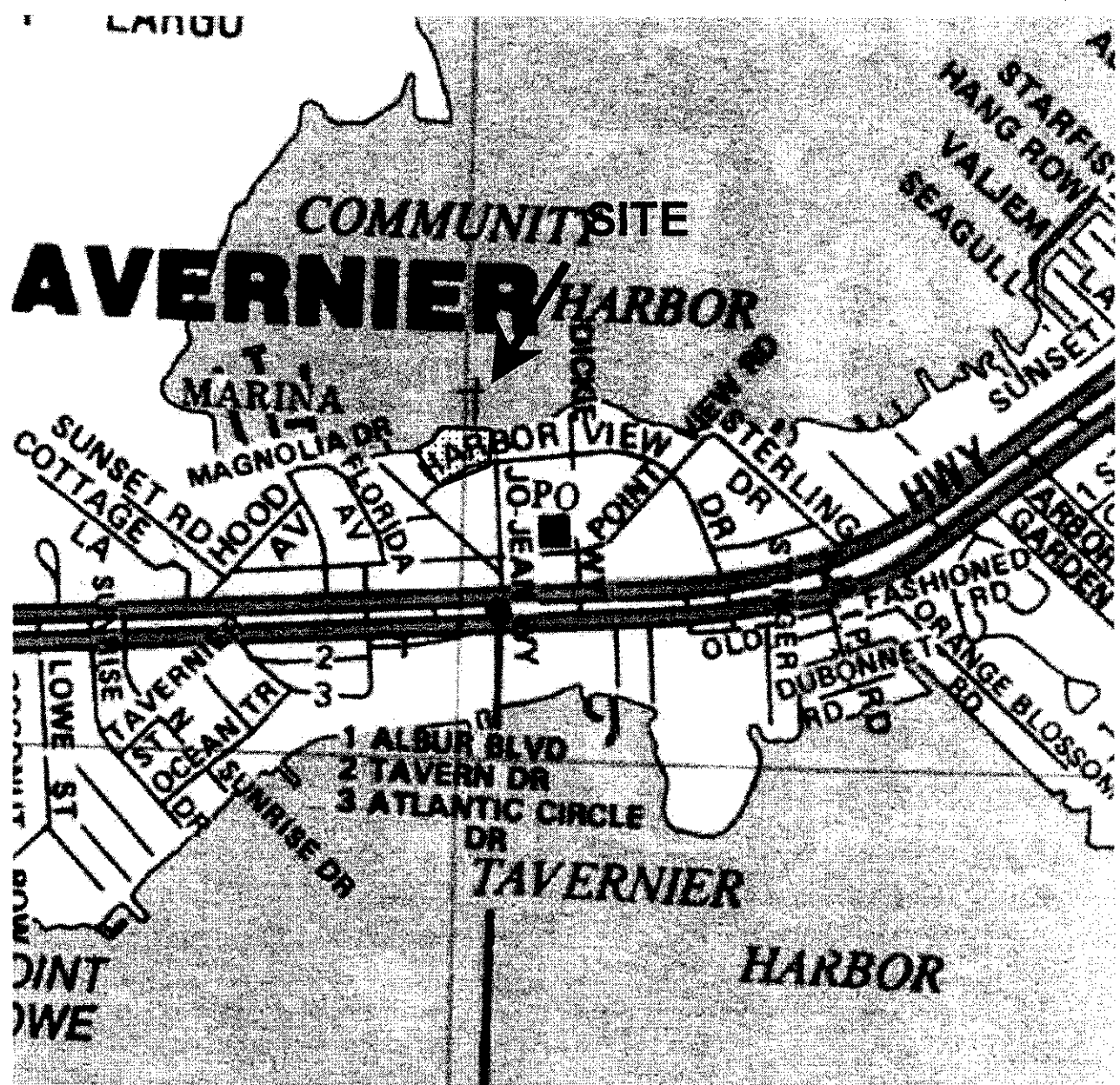
Based on current Monroe County land use district maps and 1986 zoning maps the property has a designation of Mixed-Use (MU) which accommodates hotel/motel rooms. The FLUM, with an effective date of 1992, has a split designation of Residential Medium (RM) and Residential High (RH). Based on policy 101.4.21 of the Monroe County Comprehensive Plan Motel/Hotel rooms are not permitted uses in areas designated as RM or RH on the FLUM.

The creation of the FLUM was based on the 1986 zoning maps. It has been determined that the property was given an incorrect FLUM designation that does not correspond to the land use district, Mixed Use (MU). A FLUM designation of Mixed-Use Commercial (MC) will be in conformance to the use on site and the land use district designation of MU.

### **IV. Staff Recommendation:**

Staff recommends and supports a FLUM change from RM to MC and from RH to MC and further requests that the Future Land Use Map be amended and the following item be included in the Tavernier Creek to MM 97 Master Plan under Action Item 1.4.3:

Change the Future Land Use Map designation of parcels identified with the following Real Estate numbers from Residential Medium (RM) and Residential High (RH) to Mixed-Use Commercial (MC): 00482310.000000 and 00482320.000000 and illustrated on the attached map.



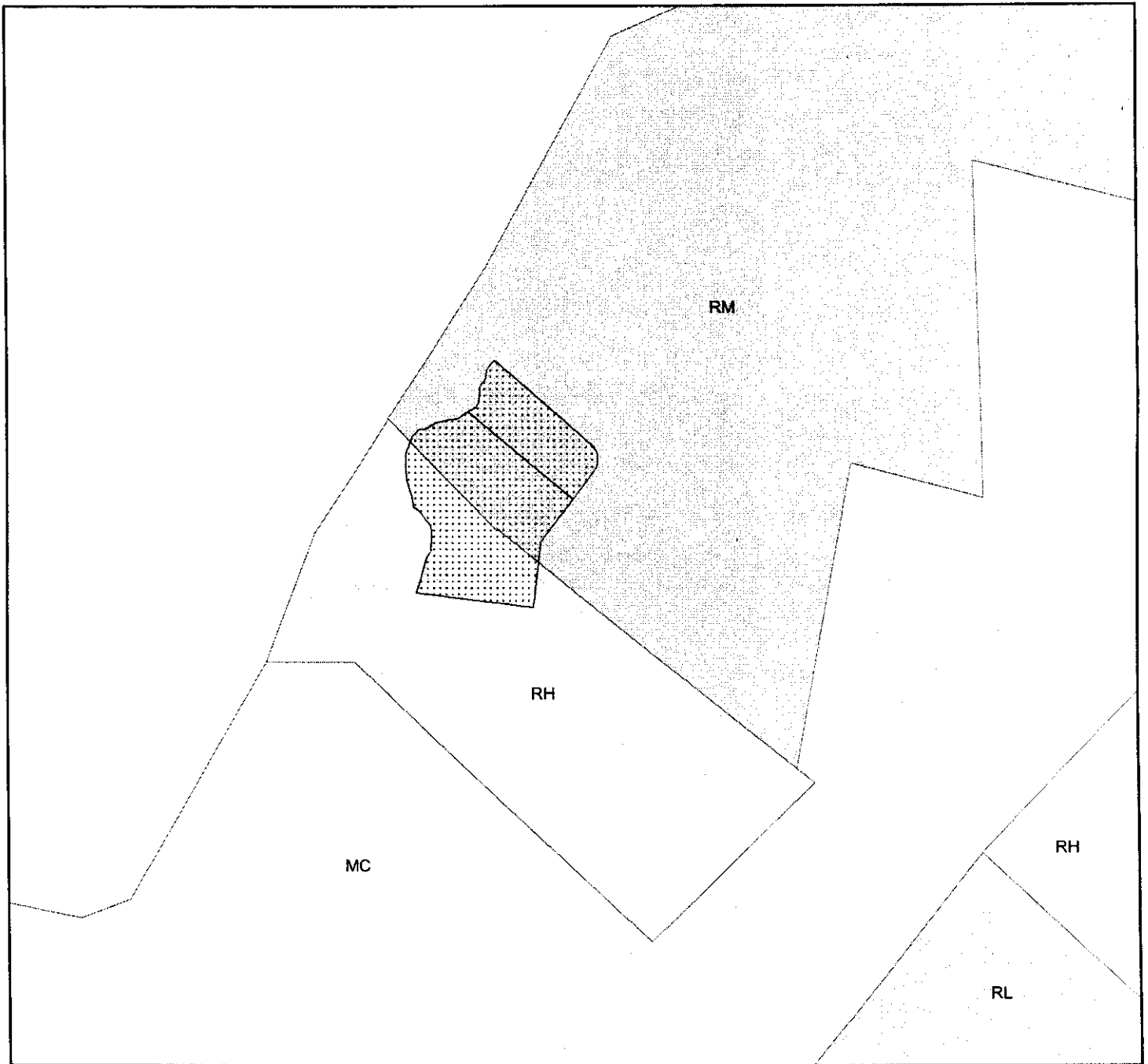
# **Proposed Future Land Use Map Amendment: Street Map**

Key: Key Largo

Mile Marker: 92

Proposal: Change Future Land Use District from RM and RH to MC

Property Description: RE 482320 and 482310



**The Monroe County Year 2010 Comprehensive Plan  
Future Land Use Map is proposed to be amended as  
indicated above and briefly described as:**

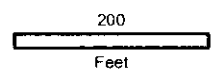
Key: Key Largo

Mile Marker: 92

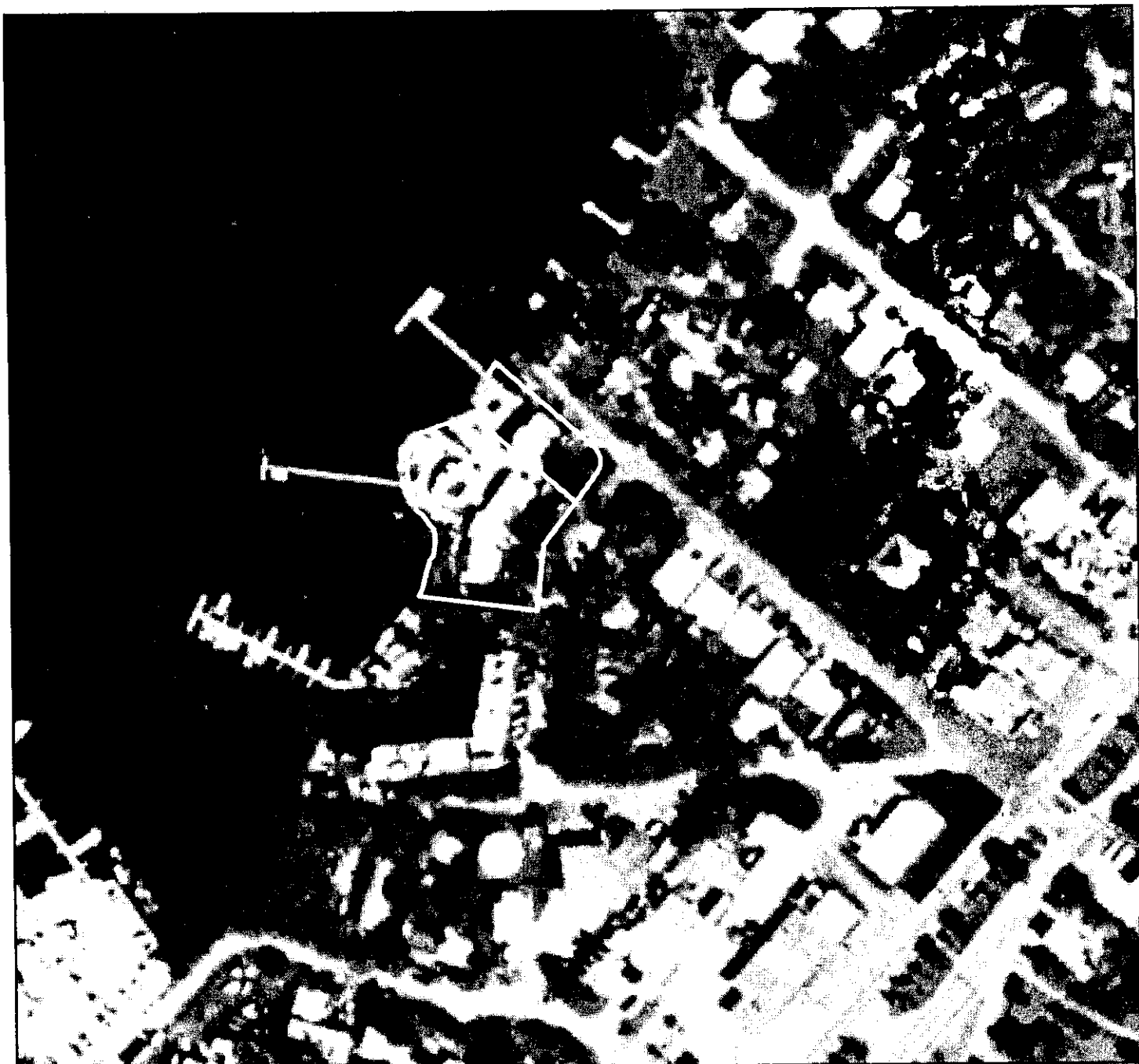
Proposal: Change Future Land Use District from RM and RH to MC

Property Description: RE 482320 and 482310

Land Use District Map #: 151







**Proposed Future Land Use Map Amendment: Aerial**

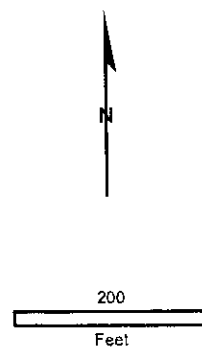
Key: Key Largo

Mile Marker: 92

Proposal: Change Future Land Use District from RM and RH to MC

Property Description: RE 482320 and 482310

Land Use District Map #: 151



# Memorandum



**TO:** Board of County Commissioners

**FROM:** K. Marlene Conaway, Director, Planning and Environmental Resources

**DATE:** July 30, 2004

**RE:** Amendment to the 2010 Comprehensive Plan to add Policy 101.20.2.2

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## Background

Goal 101.20 of the 2010 Comprehensive Plan directs the County to develop a series of Community Master Plans undertaken through the Livable CommuniKeys Planning Program. The Master Plan for Tavernier Creek to MM 97 is being incorporated into the 2010 Comprehensive Plan as an amendment to the Plan.

Policy 101.20.2 and 101.20.2.1 are being added to the Comprehensive Plan with the adoption of the Big Pine Key and No Name Key Master Plan. The Department of Community Affairs (DCA) in their Objections, Recommendations and Comments (ORC) Report recommended several changes to the Policy to assure that it is understood that the Strategies in the Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy.

## Discussion

An amendment is also needed to the 2010 Comprehensive Plan to incorporate the Master Plan for Tavernier Creek to MM 97. The terminology in this Master Plan is similar to that used in the Big Pine Key and No Name Key Master Plan; therefore a similar amendment will be required. By adding this amendment to the Plan at this time there will not be a problem in the ORC from the DCA during their review. The amendment to the Policy in the 2010 Comprehensive Plan was not part of the public hearing of the Planning Commission, although the adoption of the Master Plan as an amendment to the Comprehensive Plan is the legal basis of the Plan.

## Staff Recommendation

Include the following amendment to Policy 101.20.2 of the 2010 Comprehensive Plan incorporating the Master Plan for Tavernier Creek to MM 97 into the Plan as part of the Plan.

### Policy 101.20.2

The Community Master Plans shall be incorporated into the 2010 Comprehensive Plan as a part of the plan and be implemented as part of the Comprehensive Plan. The following Community Master Plans have been completed in accordance with the principals outlined in this section and adopted by the Board of County Commissioners:

1. Master Plan for Future Development of Big Pine Key and No Name Key, dated August 2004 and adopted by the Board of County Commissioners on August 18, 2004 is incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in the Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.

2. The Livable CommuniKeys Master Plan for Tavernier Creek to Mile Marker 97 dated (date) and adopted by the by the Board of County Commissioners on (date) is incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in the Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.

**PLANNING COMMISSION  
RESOLUTION # P34-04**

**PLANNING COMMISSION RESOLUTION NO. P34-04**

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION  
RECOMMENDING **APPROVAL** TO THE BOARD OF COUNTY  
COMMISSIONERS OF THE LIVABLE COMMUNIKEYS MASTER PLAN  
FOR TAVERNIER CREEK TO MILE MARKER 97.

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**WHEREAS**, the Monroe County Year 2010 Comprehensive Plan in Objective 101.20 directs Monroe County to address local community needs while balancing the needs of all Monroe County Communities in an effort that focuses on the human crafted environment undertaken through the Livable CommuniKeys Planning Program; and

**WHEREAS**, Policy 101.20.1 of the Year 2010 Comprehensive Plan directs Monroe County to develop a series of Community Master Plans in accordance with twelve (12) enumerated principles; and

**WHEREAS**, the Monroe County Planning and Environmental Resources Department in compliance with the Monroe County Year 2010 Comprehensive Plan has prepared the Livable CommuniKeys Master Plan for Tavernier Creek to Mile Marker 97; and

**WHEREAS**, the Livable CommuniKeys Master Plan for Tavernier Creek to Mile Marker 97 addresses the specific local community needs identified by the public and staff in a series of public meetings, individual and group discussions with the public, a survey and staff research; and

**WHEREAS**, the vision set for the Tavernier Creek to Mile Marker 97 Planning Area is:

An island community committed to preserving its heritage, natural setting and stands of native tropical hardwood hammocks, with improvements to the visual character of the U.S. 1 corridor, limited redevelopment of commercial properties, and neighborhoods where residents have access to the water and recreational facilities; and

**WHEREAS**, the Livable CommuniKeys Master Plan for the area of Tavernier Creek to Mile Marker 97 develops that vision providing for the preservation, restoration, acquisition and management of environmentally sensitive lands, protection and enhancement of the planning areas small town character, design guidelines and standards to guide renovation and redevelopment of the U.S 1 corridor and historic resources, controlled and directed commercial development, promotion and encouragement of the provision of employee and affordable housing, encouragement of multi-modal transportation, vehicle, bicycle and pedestrian safety improvements, enhancement of existing park facilities and provision of additional recreational resources and improvements to the streetscape aesthetics of Tavernier with guidance for enhancements and design themes that recognize the distinctive flavor of Tavernier to create an identifiable and high quality image for the U.S.1 corridor; and

**WHEREAS,** The Tavernier Commercial Corridor Enhancements Master Plan responds to the goals developed by the community and detailed in the Livable CommuniKeys Master Plan Program, and

**WHEREAS,** a survey was mailed to businesses and residences throughout the Tavernier Creek to Mile Marker 97 planning area in August of 2001 to provide the public with an opportunity to express their views on a variety of issues; and

**WHEREAS,** three public workshops for the Livable CommuniKeys Program were held to provide an opportunity for the public and county to review community needs and identify strategies to guide future development, the meetings were held on March 1, 2001, September 27, 2001 and February 25, 2004 in Tavernier, an additional two public workshops were held for the Tavernier Commercial Corridor Enhancements Master Plan on October 9 and 10, 2003; and

**WHEREAS,** the Livable CommuniKeys Master Plan was reviewed during a regularly scheduled meeting of the Development Review Committee held on March 8, 2004, where staff and public comment were received; and

**WHEREAS,** during a regularly scheduled meeting on March 24, 2004, the Monroe County Planning Commission reviewed the Livable CommuniKeys Master Plan which included staff changes to clarify language of the plan, suggested changes based on public input and staff recommendations, consideration of the plan was continued to the next Planning Commission meeting in Key Largo; and

**WHEREAS,** during a regularly scheduled meeting on April 28, 2004, the Monroe County Planning Commission again reviewed the Livable CommuniKeys Master Plan, discussed proposed changes with staff and the public and continued the plan to the next Planning Commission meeting in Key Largo for further consideration; and

**WHEREAS,** during a regularly scheduled meeting on May 26, 2004, the Monroe County Planning Commission reviewed the Livable CommuniKeys Master Plan with revisions based on staff research and recommended changes, information and suggestions from the public during previous meetings, and continued the meeting to the next Planning Commission meeting in Key Largo for further consideration; and

**WHEREAS,** during a regularly scheduled meeting on June 23, 2004, the Monroe County Planning Commission amended the Draft Plan to investigate the possibility of expanding the Tavernier Historic District to include additional areas of historic importance with the addition of Action Item 4.1.5

Action 4.1.5: Investigate the expansion of the boundaries of the historic district to include additional areas of historic importance; and

**WHEREAS,** during a regularly scheduled meeting on June 23, 2004, the Monroe County Planning Commission recommended adoption of the Draft Plan to the Board of County Commissioners; and

**WHEREAS**, the Livable CommuniKeys Master Plan contains recommendations to amend the Future Land Use and Land Use District maps for Tavernier Creek to Mile Marker 97;  
**NOW THEREFORE**,

1. **BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA**, that the preceding findings support their decision to recommend **APPROVAL** to Monroe County Board of County Commissioners of the proposed Livable CommuniKeys Master Plan for Tavernier Creek to Mile Marker 97.

**PASSED AND ADOPTED** By the Planning Commission of Monroe County, Florida at a regular meeting held on the 23<sup>th</sup> day of June, 2004.

Chair Lynn Mapes	<u>YES</u>
Vice Chair Denise Werling	<u>YES</u>
Commissioner David C. Ritz	<u>YES</u>
Commissioner Julio Margalli	<u>YES</u>
Commissioner James Cameron	<u>YES</u>

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

By \_\_\_\_\_  
Lynn Mapes, Chair

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

**DEVELOPMENT REVIEW COMMITTEE  
RESOLUTION #D09-04**





**MONROE COUNTY FLORIDA  
LIVABLE COMMUNIKEYS MASTER PLAN  
TAVERNIER CREEK TO MM97  
NO. D09-04**

A RESOLUTION BY THE MONROE COUNTY DEVELOPMENT  
REVIEW COMMITTEE RECOMMENDING **APPROVAL** TO THE  
PLANNING COMMISSION OF THE LIVABLE COMMUNIKEYS  
MASTER PLAN; TAVERNIER CREEK TO MILE MARKER 97.

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**WHEREAS**, during a regularly scheduled meeting held on March 8, 2004, the Development Review Committee conducted a review and consideration of the Livable CommuniKeys Master Plan for Tavernier Creek to Mile Marker 97; and

**WHEREAS**, the Development Review Committee examined the Livable CommuniKeys Master Plan for the area of Tavernier Creek to Mile Marker 97; and

**WHEREAS**, the Monroe County Year 2010 Comprehensive Plan created the Livable CommuniKeys Planning Program as a way to address local community needs while balancing the needs of all Monroe County communities; and

**WHEREAS**, the Livable CommuniKeys Planning Program was created to focus on the human crafted environment; and

**WHEREAS**, the Monroe County Year 2010 Comprehensive Plan states;

**Objective 101.20** Monroe County shall address local community needs while balancing the needs of all Monroe County communities. These efforts shall focus on the human crafted environment and shall be undertaken through the Livable CommuniKeys Planning Program.

; and

**WHEREAS**, Policy 101.20.1 of the Monroe County Year 2010 Comprehensive Plan sets out twelve principles to direct development of the master plans; and

**WHEREAS**, the Monroe County Planning and Environmental Resources Department in compliance with the Monroe County Year 2010 Comprehensive Plan has prepared the Livable CommuniKeys Master Plan for the area of Tavernier Creek to Mile Marker 97; and

DO #D09-04

Livable CommuniKeys Master Plan Tavernier Creek to Mile Marker 97

**WHEREAS,** the Livable CommuniKeys Master Plan for the area of Tavernier Creek to Mile Marker 97 addresses the specific local community needs identified by the public and staff in a series of public meetings, individual and group discussions with the public, a survey and staff research; and

**WHEREAS,** the Livable CommuniKeys Master Plan for the area of Tavernier Creek to Mile Marker 97 will be reviewed and discussed at a series of Planning Commission meetings where public comment will be taken on the Plan; and

**WHEREAS,** the final Livable CommuniKeys Master Plan for the area of Tavernier Creek to Mile Marker 97 must be approved by the Monroe County Board of County Commissioners and the Florida Department of Community Affairs;

**NOW THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW COMMITTEE OF MONROE COUNTY, FLORIDA,** that the preceding findings support their decision to recommend **APPROVAL** to Monroe County Planning Commission of the proposed Livable CommuniKeys Master Plan for the area of Tavernier Creek to Mile Marker 97.

**PASSED AND ADOPTED** by the Development Review Committee of Monroe County, Florida, at a meeting held on the 8th day of March, 2004.

Aref Joulani, DRC ,Chair	<u>YES</u>
Ralph Gouldy, Sr. Admin. Environmental Resources	<u>YES</u>
David Dacquisto, Director, Upper Keys Island Planning Team	<u>YES</u>
Robb Will, Planner	<u>YES</u>
Health Department (by fax)	<u>YES</u>
Department of Public Works (by fax)	<u>YES</u>
Department of Engineering (by fax)	<u>YES</u>

DEVELOPMENT REVIEW COMMITTEE OF  
MONROE COUNTY, FLORIDA

By \_\_\_\_\_  
Aref Joulani, DRC Chair

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2004